

Unapproved Minutes  
Vermillion Planning Commission  
Monday March 14, 2011 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order in the conference room at City Hall on March 14, 2011 at 5:30 p.m.

1. Roll Call

Present: Forseth, Howe, Gruhn, Muenster, Reasoner, and Iverson. Absent: Fairholm and Tuve.

Also present were José Dominguez, City Engineer, Andy Colvin, Assistant to the City Manager, and Darby Ganschow, USD Representative.

2. Minutes

a. February 28, 2011 Regular Meeting.

Moved by Muenster to approve the February 28, 2011 Regular Meeting and minutes, seconded by Howe. Motion carried 6-0.

3. Adoption of the Agenda

Moved by Howe to adopt the agenda as printed, seconded by Gruhn. Motion carried 6-0.

4. Visitors to be Heard

5. Public Hearing

Tuve arrived at 5:35 p.m.

a. Proposed zone change from R-2 and GB to Cottage Place Planned Development District. (Old Wheeler Inn Property, located approximately at 14 West Cherry Street)

José Dominguez reported that Troy Gregoire has submitted plans for a Planned Development District (PDD) for the old Wheeler Inn property. José stated that Mr. Gregoire has submitted plans that fulfill the first phase of the Planned Development process that will essentially create a new zoning district for the City. The district will include a mix of residential and commercial uses, including storage buildings, sheds, and potential auto sales, service and repair facilities.

Lance Weatherly, consultant for Mr. Gregoire, stated that the uses proposed for the property couldn't be met by the current zoning districts allowed by City ordinance.

Commissioner Reasoner expressed concern that the proposed uses are denying redevelopment of the area and that approval of commercial uses will be detrimental to creating a neighborhood. Reasoner also stated that space already exists for commercial storage buildings in other areas of the community and that efforts should be focused on creating a

neighborhood instead of space for commercial storage mixed with residential uses.

John Carpenter, 608 Cottage, asked about the Commission's plan for the neighborhood. Mr. Carpenter expressed concern that the proposed Planned Development District will push commercial uses into a residential area.

Moved by Howe to recommend approval of the Cottage Place Planned Development District regulations as proposed, including the staff recommendations, with the addition of allowing residential uses above the first floor of commercial uses and motor vehicle sales, display and service as a conditional use in area C, seconded by Forseth. Motion carried 6-1.

b. Amendment to repeal existing subdivision regulations and adopt new regulations for the subdivision of land within the City of Vermillion and rural platting jurisdiction area.

José reported that City staff has been working to revise the existing subdivision regulations for several months. José stated that the existing regulations were adopted in 1967 and have changed very little, leaving the City with outdated standards that are difficult to interpret. José reviewed the existing and proposed regulations citing major differences between the two. José also reviewed the proposed process to approve plats and subdivision plans. Minor plats with five or fewer lots will be approved by the City Engineer and major plats will be approved by the Planning Commission and City Council. Discussion and Questions followed.

Moved by Forseth to recommend approval of the subdivision regulations to the City Council, seconded by Tuve. Motion carried 7-0.

6. Old Business

7. New Business

8. Staff Reports

9. Adjourn

Moved by Howe to adjourn, seconded by Forseth. Motion carried 7-0.

Chairman Iverson declared the meeting adjourned 6:35 p.m.